



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNITS 115 & 116

1650 BROADWAY STREET

PORT COQUITLAM, BC

6,405 SF WITH 2-HR FIREWALLS



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LOCATION

Located on the east side of Broadway Street, just north of Industrial Avenue, this concrete tilt-up building offers easy access to Broadway Street, Lougheed Highway, the Mary Hill ByPass and the TransCanada Highway. The Coast Meridian Overpass and Pitt River Bridge provide further access to the area.

OPPORTUNITY

To utilize a functional industrial space.

ZONING

M-2 (Heavy Industrial) zoning permits a wide range of industrial, research and development, processing, assembly, distribution and repair services including limited accessory commercial uses. A copy of the zoning bylaws can be made available.

PROPERTY FEATURES

- Concrete tilt-up construction
- Fully sprinklered
- Two (2) washrooms
- Air-conditioned second floor office area
- Approximately 20' ceilings in warehouse
- 600 Volts, 225A, 3-Phase electrical service (tenant to confirm)
- One (1) 10'x12' and one (1) 12' x 14' front grade level loading door
- Metal halide and fluorescent lighting in warehouse
- 2hr-rated firewalls
- Four (4) designated parking spaces (additional parking spaces can be rented)

AVAILABLE AREA

Main Floor Office	555 SF
Warehouse	5,295 SF
<hr/> Total Main Floor Area	<hr/> 5,850 SF
Second Floor Office	555 SF
<hr/> Total Available Area	<hr/> 6,405 SF

LEASE RATE

\$21.95 PSF, per annum, plus GST

ADDITIONAL RENT (2024)

Estimated at approximately \$8.31 PSF, per annum, plus GST

AVAILABILITY

Immediate



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